

**TOWN OF MARLOW
PLANNING BOARD**

WORK SESSION: note all work sessions are open to the public.

JANUARY 12, 2023

The Board began work around 7 pm. In attendance: Bob Allen, Deb Monte, Barry Corriveau, Tom Willey (arrived a bit later) and Judi Ryner. Quorum present.

Barry suggested that each member choose five topics of concern that the Board should consider for change.

Results: Map update. Legend update. Section 401/Zoning Districts

Historic Area.

Definitions.

Remove Ordinances from the Land Use Book and rename the book to reflect just Land Use.

Insert PB use of Site Plan Review into each of the District intros.

Short term rentals.

Severability and non-conforming lots and uses.

The Members agreed on the above as topics that needed attention. The District Zoning Map could be done this year as it is ready to be presented along with its amended legend text, reflecting the changes made at the Town Meeting in 2014. This will make the map and legend up to date and easier to read. The question remains if permission is needed to use this base map in our zoning book if it is copyrighted. Tom to pursue the answer through Jacqui.

Members also agreed that the clarification of Section 403.2 Historic Area could also be used to replace the present Historic Area which mandates certain restrictions on architecture confusing it with a State certified Historic District.

The remaining topics:

Definitions: more work needed.

Removal of Ordinances and related references: more work needed.

Insertion of PB Site Plan Review for new businesses or expansion of existing businesses in front of each District Section.

Work on definition and ordinance for Short Term Rentals.

Non-conforming lots and uses: More work needed.

Barry suggested having a separate dedicated work session each month, on the 2'd Thursday from 7 to 9.

Suggested timeline:

Monthly topics:

April meeting: Each member should have reviewed all the definitions and their point of reference.

Identify outdated ones, needed replacements and possible new updated definitions. Then integrate changes into associated text.

May, June and July: more definition work.

August:/ September: Work on Ordinances. Remove or change any reference.

Change Title of Land Use Book.

September/October/November: Site Plan Review and Short Term Rentals.

Motion made by Barry to accept the updated District Map and Legend for submission to Town Warrant: " Pending copyright approval, I move that we submit (to the Warrant) the updated District Map, Section 401, which includes the 2014 modifications, and associated Legend text." Deb 2'd. Vote was unanimous. Tom to send secretary map and legend for file, postings and Hearing.

Motion made by Bob to accept the clarification of Historic District: " I move that we clarify the definition of Section 403.2 Historic Area (and submit it to the Warrant.) Barry seconded. All were in favor.

The two proposed warrant articles will be presented for public review at a Public Hearing on Thursday, February 2, during the regular Planning Board Meeting at 7pm, Town Office.

Meeting ended at 8:30.

Notes: J. Ryner, Secretary

